



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 2 Minor Historic Design Review Case No. HIS24-27
PROPERTY LOCATION:	455 Court St NE, Salem OR 97301
NOTICE MAILING DATE:	October 25, 2024
PROPOSAL SUMMARY:	A proposal to install a security gate on the primary facade of the Meyers and D'Arcy Buildings.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., November 8, 2024. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Jacob Morris, Historic Preservation Planner , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2417; E-mail: jjmorris@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 230.040(d) - Storefronts Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	W3RE LLC (Charles Weathers)
APPLICANT(S):	Gretchen Stone
PROPOSAL REQUEST:	Class 2 Minor Historic Design Review of a proposal to install a security gate on the primary facade of the exterior of the Meyers and D'Arcy Buildings on property appx. .194 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 455 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06100).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 24 120097. Paper copies can be obtained for a reasonable cost.

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE

For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 2 Minor Historic Design Review Case No. HIS24-27

PROJECT ADDRESS: 455 Court St NE, Salem OR 97301

AMANDA Application No.: 24-120097-PLN

COMMENT PERIOD ENDS: November 8, 2024 at 5:00 p.m.

SUMMARY: A proposal to install a security gate on the primary facade of the Meyers and D’Arcy Buildings.

REQUEST: Class 2 Minor Historic Design Review of a proposal to install a security gate on the primary facade of the exterior of the Meyers and D’Arcy Buildings on property appx. .194 acres in size within the CB (Central Business District) zone and the Salem Downtown Historic District and located at 455 Court Street NE, (Marion County Assessor Tax Lot Number: 073W22DC06100).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, November 8, 2024, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Jacob Morris, Historic Preservation Planner, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: jjmorris@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

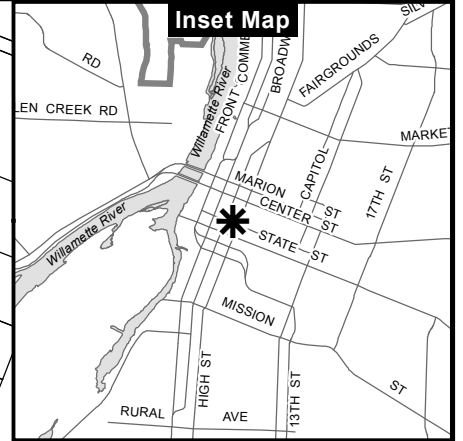
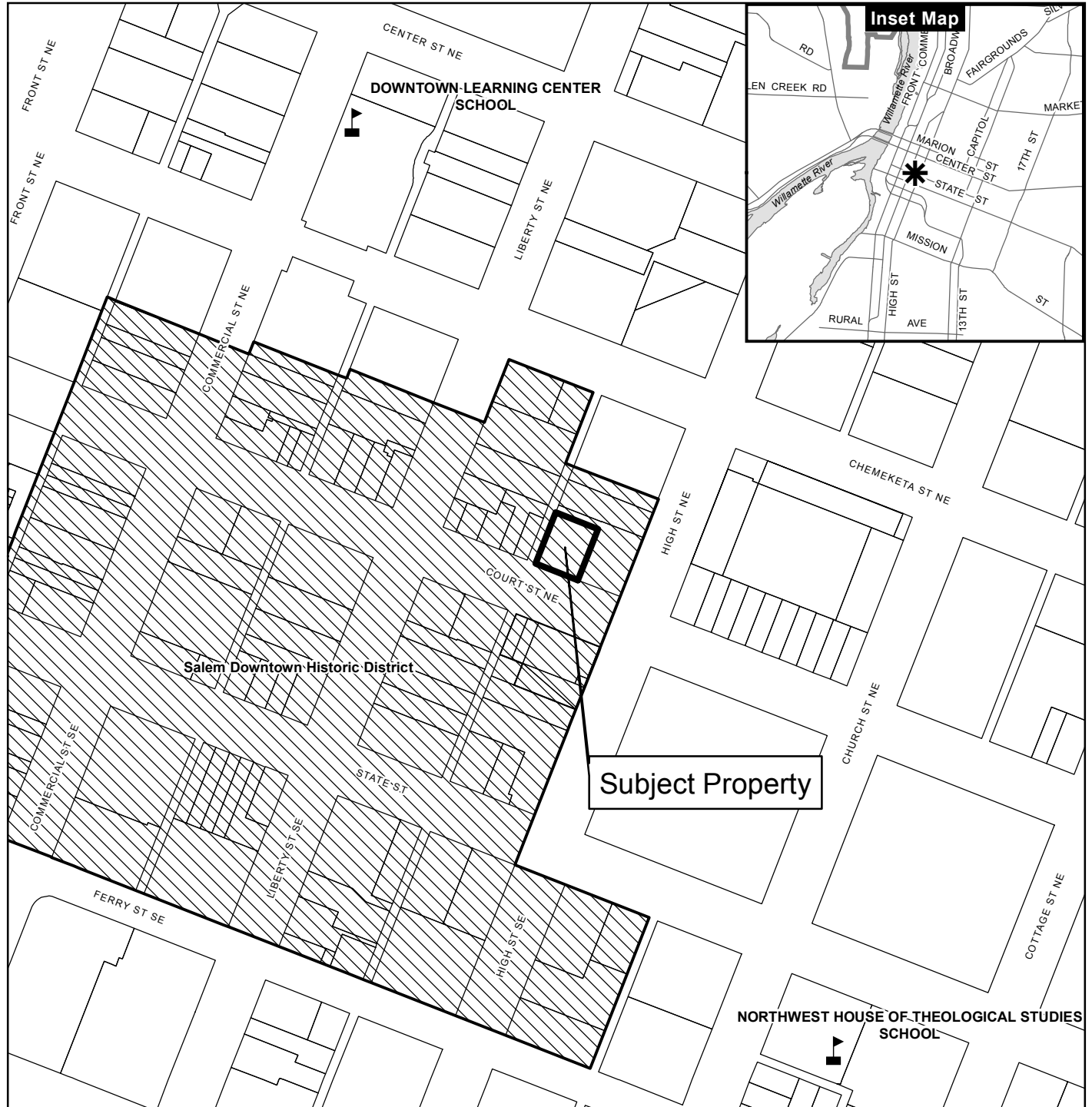
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907






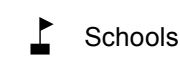



Vicinity Map 455 Court St NE

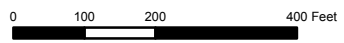


Subject Property

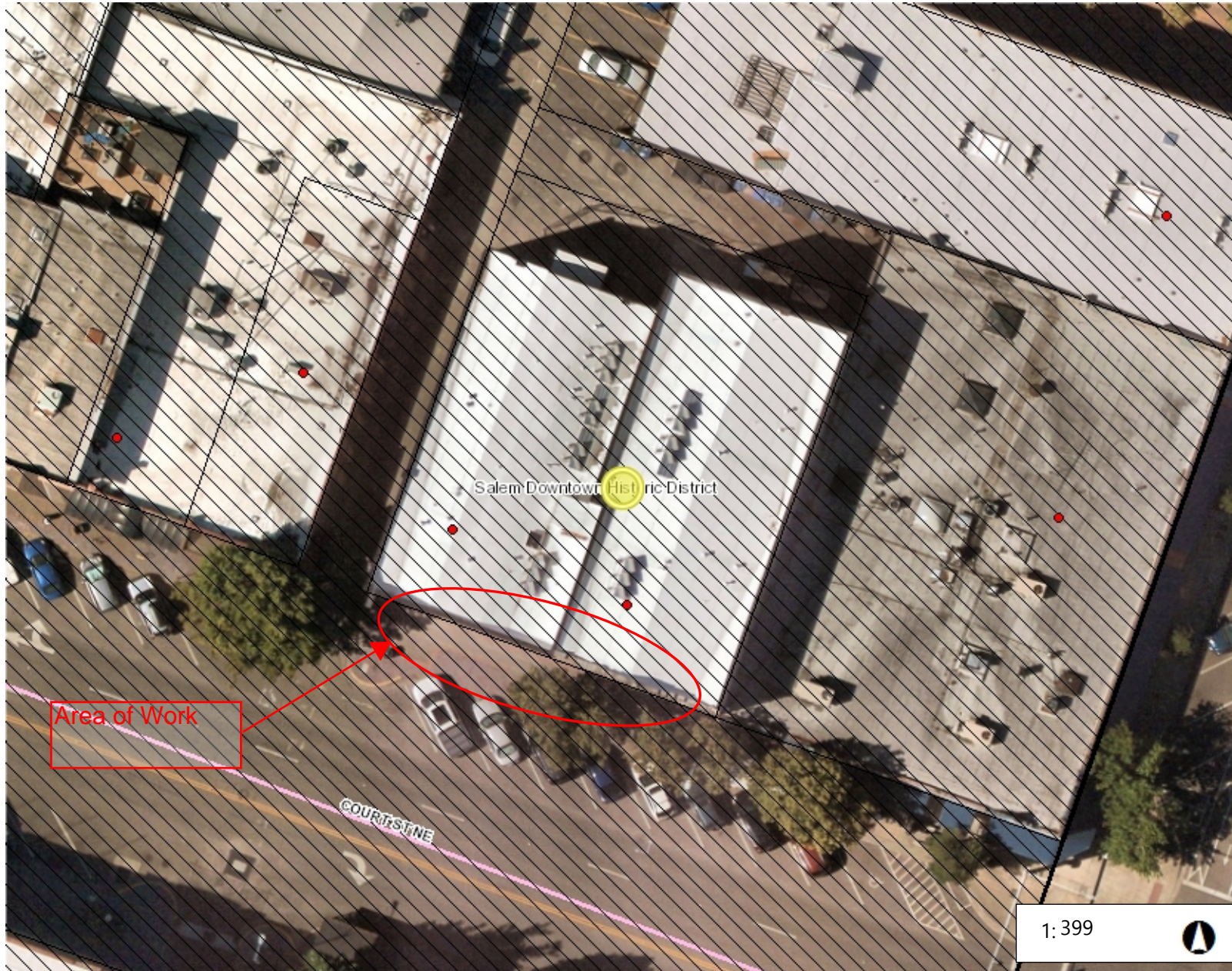
Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▣ Annexations (delayed)
- ▣ Taxlots
- Creeks
 - 50 - 200
 - 200 - 640
 - 640 - 6400
 - GT 6400
- Hydrology
- Street Class
 - Future Minor Arterial
 - Future Collector
 - Major Arterial
 - Minor Arterial
 - Parkway
 - Collector
 - Highway/Freeway
- Overlay Zones
 - ▣ Overlay Zones
 - ▣ Compact Development Overlay Zone
 - ▣ Mixed-Use Overlay Zone
 - ▣ Urban Growth Boundary
 - ▣ City Limit

1:399



0.01 0 0.01 0.01 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

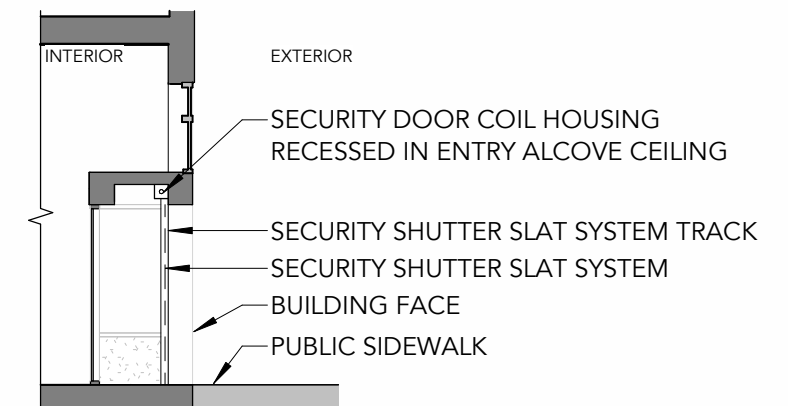
Enter notes here...

SECURITY SHUTTER NOTES

FOR THE PURPOSES OF PROVIDING A SECURE AND SAFE ENVIRONMENT WE ARE PROPOSING COMMERCIAL SECURITY SHUTTER SYSTEMS TO BE INSTALLED AT THE FRONT OF THE TWO ENTRY ALCOVES AT 455 COURT STREET. THIS SYSTEM IS A COIL DOWN SYSTEM WHICH WOULD ONLY BE DEPLOYED DURING NON-BUSINESS HOURS.

AS PROPOSED THE DESIGN WOULD BE BASED ON THE QMI AL8 COMMERCIAL SECURITY SHUTTER SYSTEM. THE SLATS AND COIL HOUSING FOR THE SYSTEM ARE TO BE INSTALLED WITHIN THE CEILING ALCOVE OF EACH ENTRY AND WOULD NOT BE VISIBLE FROM THE FRONT OF THE BUILDING. THE 1.28" SHUTTER SLAT TRACK IS TO BE RECESSED SLIGHTLY IN THE ALCOVE TO LIMIT VISIBILITY. THE SECURITY SHUTTER SLATES WILL BE PERFORATED TO PROVIDE VISIBILITY OF THE ALCOVE DURING NON-BUSINESS HOURS WHEN THE SHUTTER IS DEPLOYED.

BASIS OF DESIGN : QMI AL8



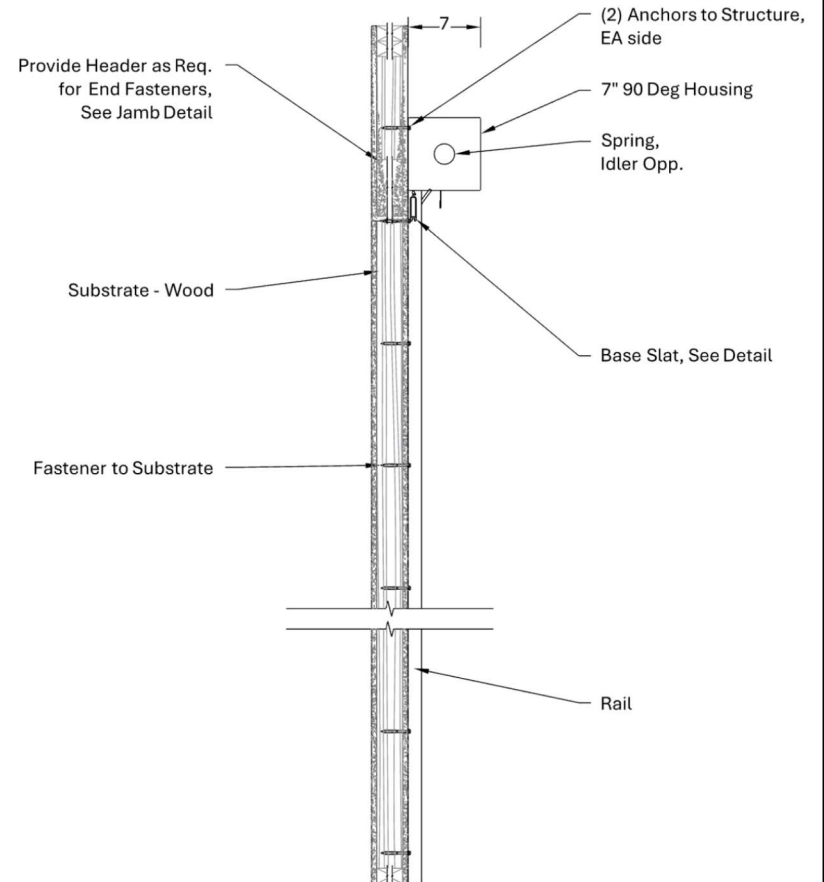
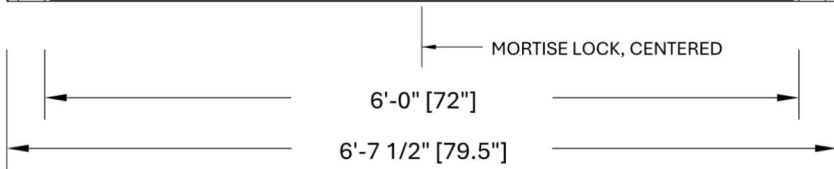
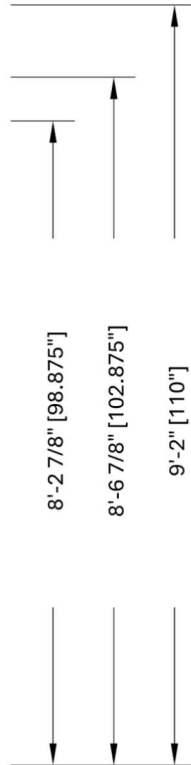
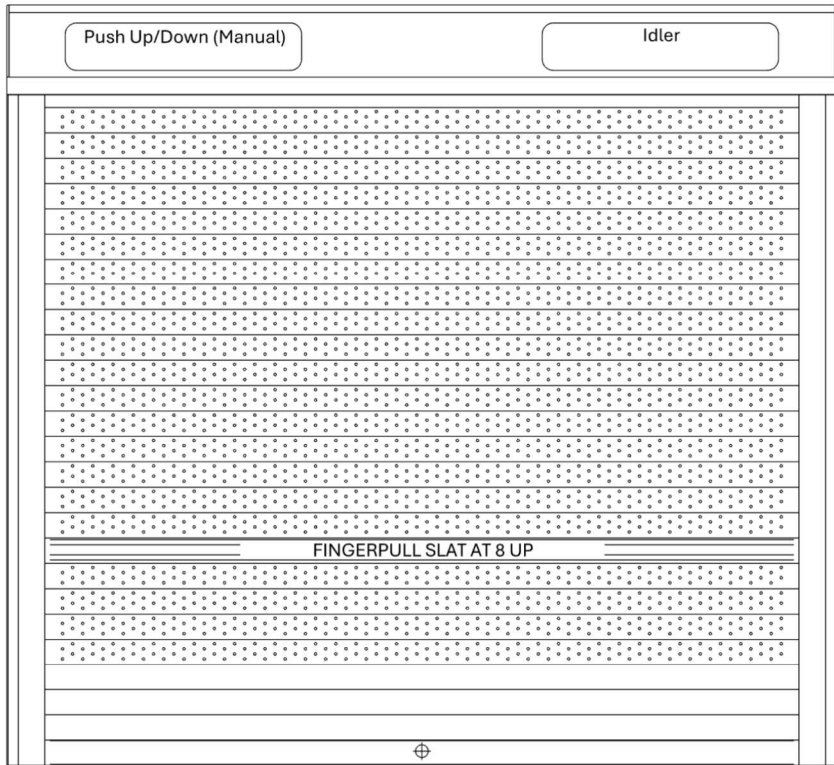
SOUTH ELEVATION - PROPOSED ALCOVE SECURITY SHUTTERS

SCALE: 1/8" = 1'-0"

ENTRY ALCOVE SECTION

SCALE: 1/8" = 1'-0"

Model: AL8



SECTION

FRONT ELEVATION ~ COIL SIDE

MANUFACTURE APPROVAL:

By: _____

Date: _____

Approved for Manufacture:

Approved for Manufacture as noted

Make changes as noted & resubmit:

Environment:	Standard - Interior
Install Type:	Window
Primary Control:	Push Up/Down (Manual)
	Initial Turns: 5 2/3 Total Turns: 12 5/6
Assist Control:	Idler
Right	
Power Loc.:	
Univ. Loc.:	

Width	Inside of Rail:	72" _____
	Outside of Rail:	79.5" _____
Height	Clear Opening:	98.875" _____
	Bottom of Box:	102.875" _____
	Top of Box:	110" _____
	Box Size:	7" _____
Color	Housing:	Bronze _____
	Rails:	Bronze _____
	Curtain:	Bronze _____
	Base Slat:	Bronze _____

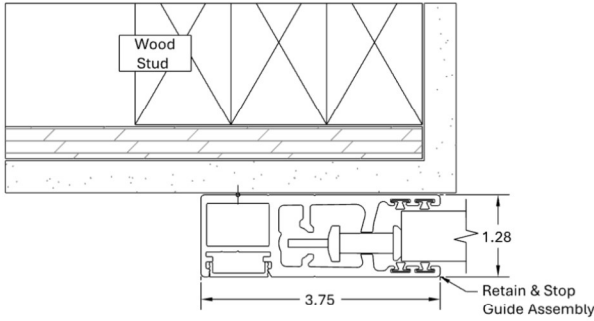
Quote #:	TID1026721 - 835661
Date:	9/16/2024
Shutter #:	1
Qty:	1
Customer:	Overhead Door Co. of Salem #5033930145
Job Name:	(2) Shutters



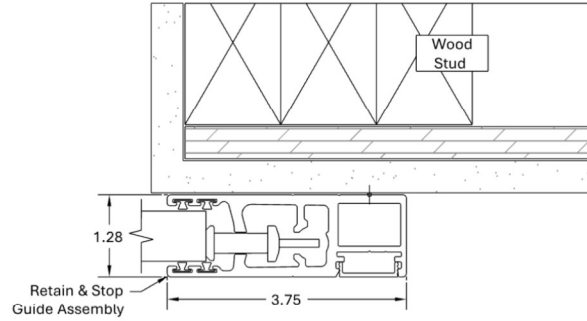
Mounting Type: Surface
 Hole Dia Front: .5" Hole Dia Rear: .1875"
 Spacing: 12"
 Toggle Bolts: NO Bolt Length: 8"

Mounting Type: Surface
 Hole Dia Front: .5" Hole Dia Rear: .1875"
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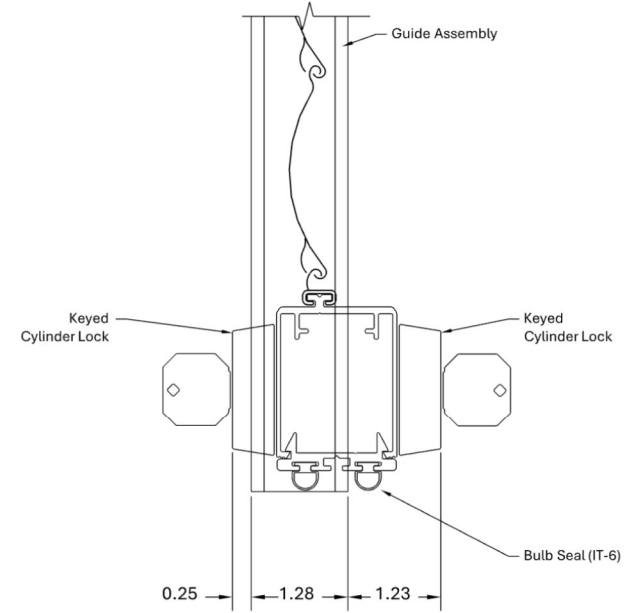
Base Slat Type: 2" Snap
 Lock Type: Mortise (Thumbturn) Lock Lock Location: Base Slat
 Cylinder, Box Side: Ilco - Keyed Alike Non-Box Side: Ilco - Keyed Alike
 Astragal Seal: 0.5" Black Bulb Seal Bottom Flange: Std Flush Cap



LEFT RAIL DETAIL

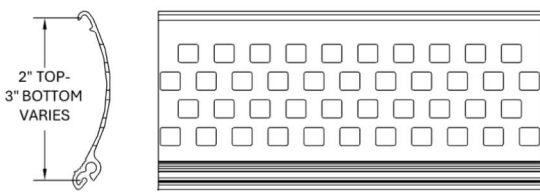


RIGHT RAIL DETAIL

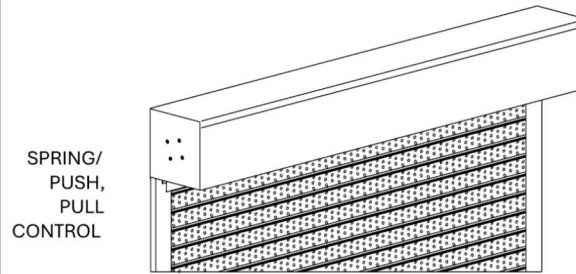


BASE SLAT DETAIL

Slat Type: AL8
 Visibility: 21 % Curtain Weight: 72.8



CURTAIN DETAIL



ISOMETRIC ~ CONTROL SIDE

Initial: _____ Sheet 2 of 2

Quote #: TID1026721 - 835661

Date: 9/16/2024

Shutter #: 1 Qty: 1

INSTALLER COMMENTS

Control Types [size dependent]:

- Motor
- Push Up\Pull Down
- Manual - Gear
- Strap

Security Level

- Standard
- High Security [LVL-1]
- High Security [LVL-2]

GENERAL NOTES:

<TB_ControlNote_2>

This document is our interpretation of the product requirements. Please verify the details and specifications and indicate acceptance by completing the manufacture approval block and initialing each page.

It is the responsibility of the contractor to verify the structural capacity of the mounting structure.

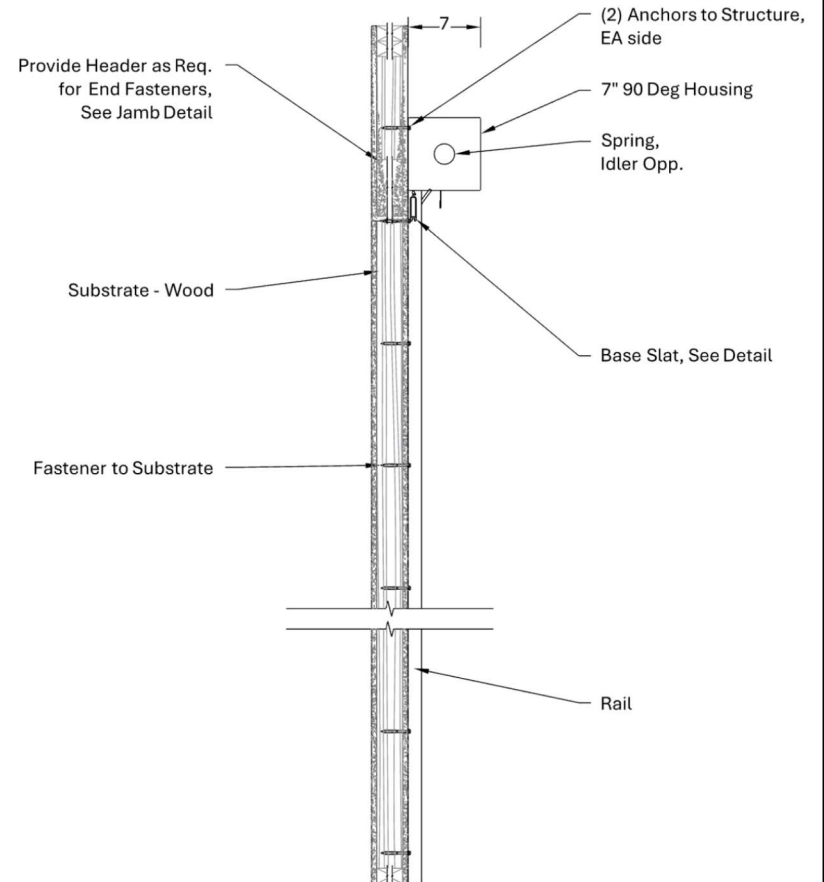
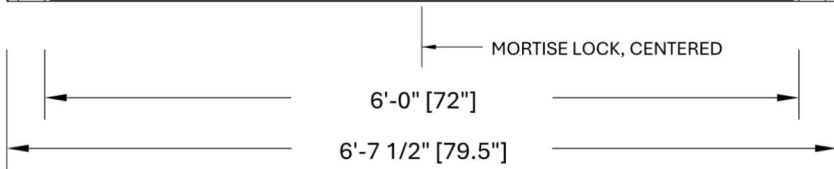
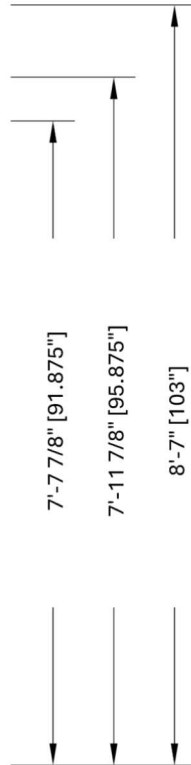
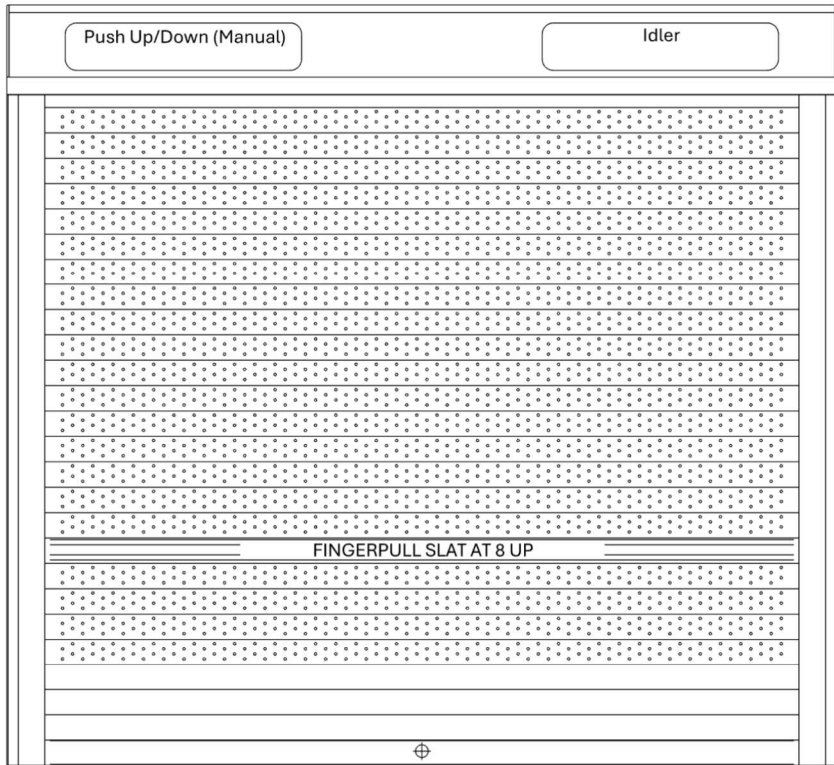
Rails must be installed plumb and in plane - Out of plumb tolerance of 1/16" per side.

Customer:
 Overhead Door Co. of Salem #5033930145

Job Name:
 (2) Shutters



Model: AL8



SECTION

FRONT ELEVATION ~ COIL SIDE

MANUFACTURE APPROVAL:	Environment: Standard - Interior
By: _____	Install Type: Window
Date: _____	Primary Control: Push Up/Down (Manual)
<input type="checkbox"/> Approved for Manufacture:	Initial Turns: 4 Total Turns: 11 2/3
<input type="checkbox"/> Approved for Manufacture as noted	Assist Control: Idler
<input type="checkbox"/> Make changes as noted & resubmit:	Right
	Power Loc.:
	Univ. Loc.:

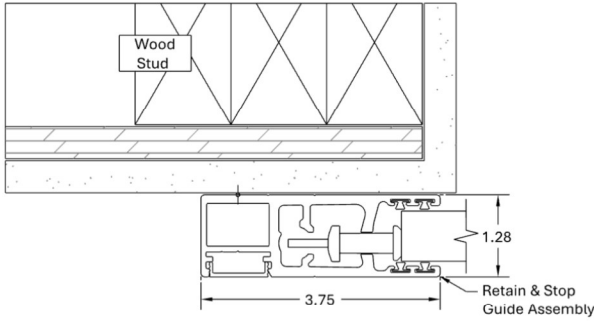
Width	Inside of Rail: 72"
	Outside of Rail: 79.5"
Height	Clear Opening: 91.875"
	Bottom of Box: 95.875"
	Top of Box: 103"
	Box Size: 7"
Color	Housing: Bronze
	Rails: Bronze
	Curtain: Bronze
	Base Slat: Bronze

Quote #: TID1026721 - 835663
Date: 9/16/2024
Shutter #: 2 Qty: 1
Customer: Overhead Door Co. of Salem #5033930145
Job Name: (2) Shutters

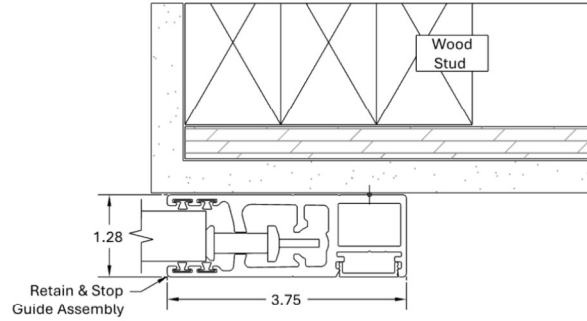
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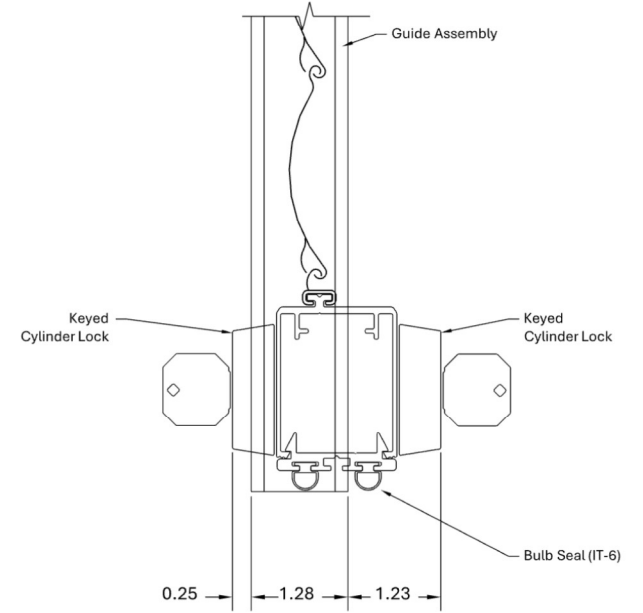
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LEFT RAIL DETAIL

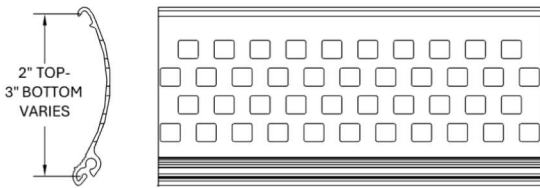


RIGHT RAIL DETAIL

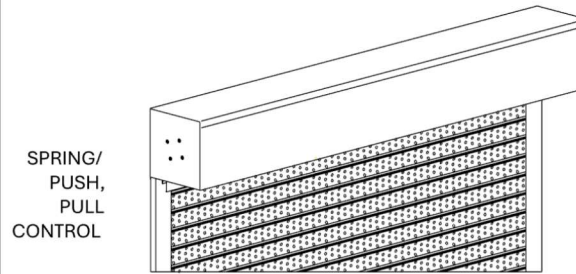


BASE SLAT DETAIL

Slat Type: AL8
 Visibility: 21 % Curtain Weight: 68.4



CURTAIN DETAIL



ISOMETRIC ~ CONTROL SIDE

Initial: _____ Sheet 2 of 2

Quote #: TID1026721 - 835663

Date: 9/16/2024

Shutter #: 2 Qty: 1

INSTALLER COMMENTS

Control Types [size dependent]:

- Motor
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- Manual - Gear
- Strap

Security Level

- Standard
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GENERAL NOTES:

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Job Name:
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